PROPERTY PORTFOLIO

PORTUGAL

ATHENA ADVISERS
LISBON
Steps away from the Tagus river and the marina of Alcântara, this project is surrounded by green spaces and cultural hubs. A vibrant and up-and-coming neighbourhood, these modern apartments are a great opportunity for investment.

- Situated in a dynamic & growing neighbourhood
- Dual face apartments & lots of natural light
- Near the Tagus river, the 25 of April Bridge & transport links
- Walking distance to gardens, restaurants & LX Factory
- Close to some of the best schools & private hospital
- Strong capital gains & good rental yields

*Latest availability on request
Located in the historic district of Alfama, the iconic Palace of Santa Helena, a highlight in any postcard of the neighbourhood, is going under a fully transformation. The palace dates back to the 16th century and it was the former residence of Condes de São Martinho for four centuries.

- Exquisite apartment in the historic centre of Lisbon
- Original architecture & preserved tiles
- Charming balcony with views over the river
- Modern & stylish interiors with lots of natural light
- Gated condo with communal gardens and spa
- 24-hour concierge & underground parking

*Santa Helena, Alfama, Lisbon
€790,000*

1 bedroom
92 sqm
Q3 2019

*Latest availability on request
A new icon on Lisbon’s skyline, this high-end condo is set on a central location, above the prestigious Av. da Liberdade. Urban and sophisticated, these apartments benefit from great amenities and are the ideal place for families and investors who wish to live close to the city’s heart with modern comfort.

- Exclusive project with only 34 units in 15 floors
- 15 min walk from Av. da Liberdade & Eduardo VII gardens
- Incredible views over the city with large balconies
- Pool, gym, wellness centre, events room & garage
- Architecture by the renowned Saraiva+Associados studio
- Great accessibility and close to international schools

*Latest availability on request
Lateral living has arrived in Lisbon. Overlooking the famous Eduardo VII park, with the Lisbon skyline and River Tagus beyond, this is the city’s first collection of properties to combine sky-high views, next-level interior design and world-class private facilities.

- Exclusive building in one of the most sought-after streets
- Unrivalled 360° views of the city, river, & gardens
- 24h concierge, spa, gym, pools, solarium & parking
- Steps away from prestigious Avenida da Liberdade
- Spacious open interiors with large terraces

*Latest availability on request
Lisbon’s first silent cinematic theatre, which dates back to 1927, is being dramatically transformed into just 10 unique and spacious luxury apartments with an iconic new restaurant on site as well.

- 20th century theatre transformed into unique apartments
- Prime location just off the prestigious Av. da Liberdade
- Duplex & triplex apartments with charming terraces
- Original features preserved
- Robotic parking garage
- Great opportunity for long term rentals

*Latest availability on request
SottoMayor residences are part of the largest residential rehabilitation project in Lisbon. A total of 97 modern and spacious apartments in the city center, just a few steps from Av. da Liberdade. Ideal for living or as a pied-à-terre without the hassle of managing it.

- 3 fully rehabilitated buildings
- Luxury development in prime residential neighbourhood
- Large communal garden, air conditioning, pool & parking
- 5 min walk from Av. da Liberdade and Marquês de Pombal
- Finalised, ready-to-live-in apartments

*SOTTOMAYOR
AVENIDAS NOVAS, LISBON

€790,000 – €1.5m*

- 2 & 4 bedrooms
- 136-196 sqm
- Delivered

*Latest availability on request
A unique opportunity for those seeking a cosmopolitan lifestyle in an authentic, central and quiet street in Bairro Alto. A stunning transformation of a 16th century Palace, preserving its beautiful features and giving place to marvellous modern homes. A perfect investment for those wishing to live at the heart of the city.

- A remarkable rehabilitation of a secular Palace
- Walking distance to Chiado, Baixa & Tagus River
- Close to best restaurants, shops, transports & viewpoints
- Big windows, traditional features & parking
- Great as residence, 2nd home or long-terms
- Real good opportunity for price growth

*Latest availability on request
Set just back from Lisbon’s most prestigious avenue, these apartments benefit from a super central location, with views over two picturesque squares and unusually spacious interiors, resulting in a unique and prime investment opportunity, one that will be great for rental income generation.

- Classic double corner building fully renovated
- Central location, just behind elegant Av. da Liberdade
- Views over Largo do Rossio & Praça da Figueira
- Very spacious and light-filled apartments
- High-end finishes & designed by a great architect
- Excellent opportunity for short-term rental

*Latest availability on request
Just 10 min from downtown Lisbon and 20 min from Cascais, where some of the best international schools are, the prices here are up to 40% cheaper. With wide and flat streets, Belém is the ideal place for families who want to live in Lisbon with comfort and quality of life.

- Brand-new development with garden, pool & gym
- Located in a noble and very safe residential area
- Next to museums, restaurants & leisure areas
- Top floor apartments with terraces & private pool
- View over the Tagus River & 25th of April bridge
- Sustainable design

*Latest availability on request
One of Lisbonites' favourite places, next to well-established commercial hub Amoreiras and green Estrela, this area has the right mix of amenities, restaurants, good schools and shops that make it perfect for families and, ultimately, long-term rentals.

- Renovated building preserving the typical architecture
- All units have exterior spaces
- High quality finishes using only Portuguese materials
- Flat area with all facilities within walking distance
- Great schools in the neighbourhood
- Good spot for short and long term rental

*Latest availability on request
This exceptional building of only 5 apartments is located on a prestigious street in Chiado, Lisbon’s most upscale neighbourhood. A rarity in the center, with very spacious interior and exterior areas. Views over the castle and the Tagus River from the penthouse.

- Fully refurbished building in famous street
- Only 5 classic apartments, one per floor
- All units have exterior space
- First floor & penthouse with swimming pool & garden
- Close to Rua Garret, main street of Chiado
- Parking included

*Latest availability on request
A building formerly owned by the Portuguese Royal family is being converted into superb range of residences. Nestled on the top of a hill on a quiet street, this project combines original architecture from the 18th century with beautiful modern design.

- Original 18th century architecture with modern design
- 22 apartments in one of the chicest neighbourhood
- Perched on the top of a hill on a quiet street
- Walking distance to the river, shops & restaurants
- Very competitive prices
- Strong capital appreciation prospects & rental yields

VITOR CORDON 38
CHIADO, LISBON
€325,000 – €700,000*

Studio - 1 bedroom
41-98 sqm
Q1 2020

*Latest availability on request
Estrela saw a 42% increase in property investment by international buyers last year due to excellent schools, a distinguished reputation and a convenient location making it a top choice for both investors and those looking to move to Lisbon.

- Fully renovated Art Deco style building
- Central location in a noble district, close to gardens
- Open views, lots of natural light & private balconies
- High-end finishes
- Close to the best schools & public transport links
- Excellent potential for capital gain and rental yields

*Latest availability on request
Within authentic and traditional Graça, a competitively-priced area within walking distance of the centre, this new launch is one of our most exciting Lisbon investment opportunities in recent years.

- Authentic & historic neighbourhood of Graça
- Gardens, swimming pool, spa & parking
- Architecture and sustainable landscaping project
- Walking distance from the centre & all infrastructures
- Perfect for live in & long-term rentals
- Great potential for capital gain

*Latest availability on request
With a perfect location in Lisbon’s increasingly popular central district, these apartments are minutes from Baixa, Avenida da Liberdade and historic Mouraria, presenting fantastic opportunities for short-term rentals and lots of room for capital growth.

- Located in one of the most vibrant neighbourhood of Lisbon
- Modern and elegant interiors with an industrial touch
- All apartments have two facades
- Air conditioning & heating
- Parking spaces for bicycles
- 10 min to Baixa & 15 min to Tagus River

*LATEST availability on request*
With a unique lifestyle, intimate & village atmosphere, these apartments offer stunning views of the city. A few steps from the 9th of April garden, these superb apartments are within walking distance to the vibrant city centre.

- In the heart of Lapa, noble & sought-after neighbourhood
- Beautiful river views from 2nd floor up
- Parking for some apartments
- Exterior areas for all apartments & lot of natural light
- Close to prestigious restaurants & transport links
- Perfect opportunity for long term rentals

*Latest availability on request
Offering some of the best city and river views in Lisbon, a former historic coffee factory is undergoing a complete restoration, this architectural highlight is being turned into an impeccable selection of apartments, priced up to 30% below the top-end in this market, in an area with ever-growing

- Stunning transformation of a former coffee factory
- Unbeatable views over the city, bridge & Tagus river
- 12 apartments with high-end finishes
- Design by famous Aires Mateus
- All units benefit from exterior spaces, parking & storage
- Perfect for live in & long-term rentals

*Latest availability on request
This renovation of a unique Art Deco building is one of a kind and is set to take high-end living in Príncipe Real to new heights. The space on offer here, quality of finishes and stunning views of the 25th of April bridge make these apartments some of the most lavish in the area.

**SALITRE 183**  
**PRÍNCIPE REAL, LISBON**

- Central location in one of the most desirable neighbourhoods
- Short walking distance to Chiado and Avenida da Liberdade
- One apartment per floor with parking included
- Spacious apartments with private gardens or terraces
- Next to the beautiful botanic garden & public transport links
- Perfect for live in or for long-term rentals

€2.29m – €2.99m*

*4 bedrooms  
217-232 sqm  
Q3 2019

*Latest availability on request
Sandwiched between elegant Lapa and up-and-coming Alcântara, Santos is the neighbourhood most investors have their eyes on, due to its combination of lower prices than the centre and river views. These well-located apartments offers strong capital appreciation with great short-term rental prospects.

- All apartments come fully furnished & equipped
- Stunning frontal river views from all units
- Rooftop sundeck with yoga room & external shower
- Very high-end quality finishes
- Parking with electric plugs for e-cars
- Very close to river and transportation hub

*S*Latest availability on request
CLOSE TO LISBON
1. Casas do Mar
2. Comporta Retreat
3. La Réserve
4. Villa Maria Pia
With only three apartments, Casas do Mar is designed for residents as unique as the apartments. Facing the Atlantic Ocean and the infinite blue horizon, these apartments offer all the comfort, privacy and tranquility that this privileged location provides.

- One of the most exclusive areas of Cascais
- Direct access to the beach & views over the sea
- Fully renovated apartments & ready to move in
- Private gardens with swimming pool & parking
- 15 min drive from Lisbon centre
- Next to the famous Paredão de Cascais

*Latest availability on request
This is the first opportunity for international buyers to create a home in the destination that’s on the tip of everyone’s tongue. One of Comporta’s most popular and down-to-earth villages with 60km of dunes and beachfront just moments away, this rare collection of villa plots will become the region’s premier address.

- 80 min drive from Lisbon airport
- Minutes from the region’s most beautiful beaches
- Private spacious & green plots of 0.62-1.16 acre plots
- Perfect for short-term rentals, strong capital appreciation
- Golden visas available through investment in plots

*Latest availability on request
Comporta was until recently essentially just one large private estate. New residential opportunities like this, which when launched was 50% sold in a matter of weeks, are predicted a 50% capital appreciation over the next 3 years.

- 5 mins from the beach & 80 mins from Lisbon airport
- Rare new builds with high-quality construction
- Terraces, patios or garden with swimming pools
- Optional rental management service
- Up to 5% yields for some apartments

*Latest availability on request
Estoril is a very sought-after district in Portugal, this is where royal families used to go for their holidays. Therefore it is a safe place to invest. Due to its incredible lifestyle and proximity to Lisbon, it is much appreciated by locals and foreigners.

VILLA MARIA PIA
MONTE ESTORIL

€3m – €8.5m*

- Former home of Queen Maria Pia
- Exclusive property with only 14 units
- Amazing sea view from all units
- Swimming pool, gardens, concierge & garage
- 3-min from the beach & near all services
- Lifestyle investment & ideal for long-term rentals

*Latest availability on request